

# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Black Forest / Elbert

El Paso County

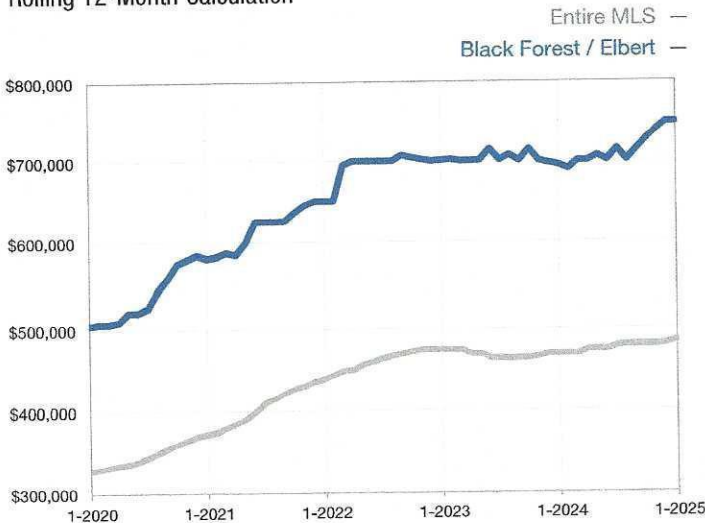
Single Family-Patio Homes	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	4	- 20.0%	5	4	- 20.0%
Sold Listings	2	3	+ 50.0%	2	3	+ 50.0%
Median Sales Price*	\$642,500	<b>\$556,000</b>	- 13.5%	\$642,500	<b>\$556,000</b>	- 13.5%
Average Sales Price*	\$642,500	<b>\$652,333</b>	+ 1.5%	\$642,500	<b>\$652,333</b>	+ 1.5%
Percent of List Price Received*	99.0%	<b>97.0%</b>	- 2.0%	99.0%	<b>97.0%</b>	- 2.0%
Days on Market Until Sale	88	<b>101</b>	+ 14.8%	88	<b>101</b>	+ 14.8%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.4	<b>1.3</b>	- 7.1%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

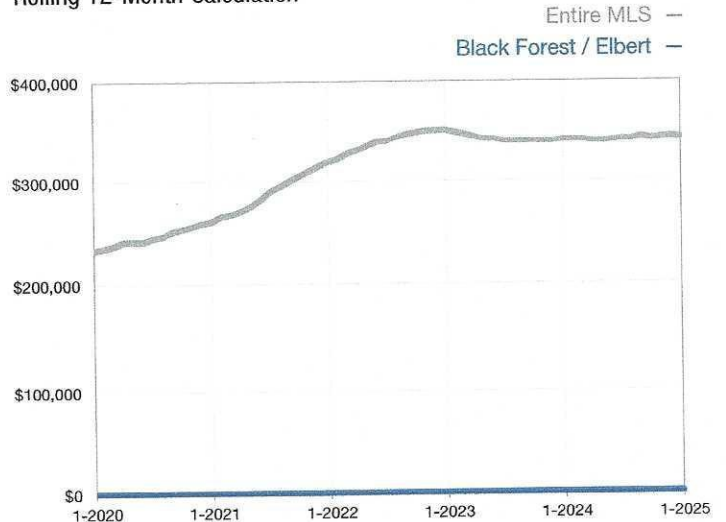
Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



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## Calhan / Ramah

El Paso County

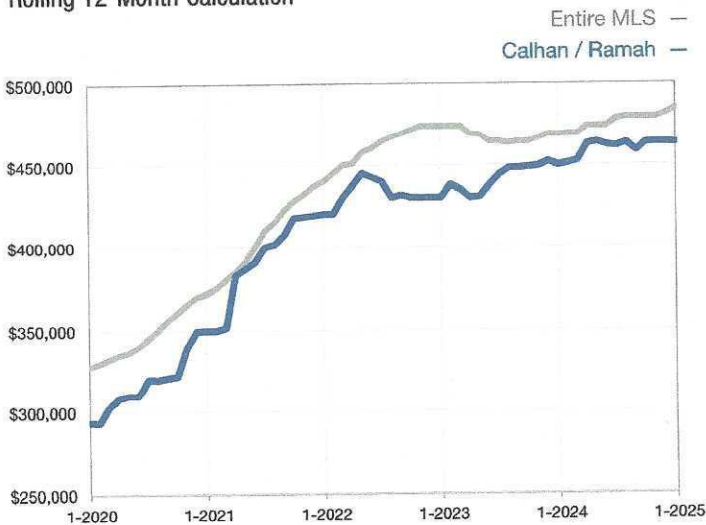
Single Family-Patio Homes	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	11	11	0.0%	11	11	0.0%
Sold Listings	6	4	- 33.3%	6	4	- 33.3%
Median Sales Price*	\$432,500	<b>\$437,500</b>	+ 1.2%	\$432,500	<b>\$437,500</b>	+ 1.2%
Average Sales Price*	\$392,750	<b>\$440,500</b>	+ 12.2%	\$392,750	<b>\$440,500</b>	+ 12.2%
Percent of List Price Received*	99.9%	<b>97.9%</b>	- 2.0%	99.9%	<b>97.9%</b>	- 2.0%
Days on Market Until Sale	40	<b>110</b>	+ 175.0%	40	<b>110</b>	+ 175.0%
Inventory of Homes for Sale	37	<b>41</b>	+ 10.8%	--	--	--
Months Supply of Inventory	3.5	<b>4.5</b>	+ 28.6%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

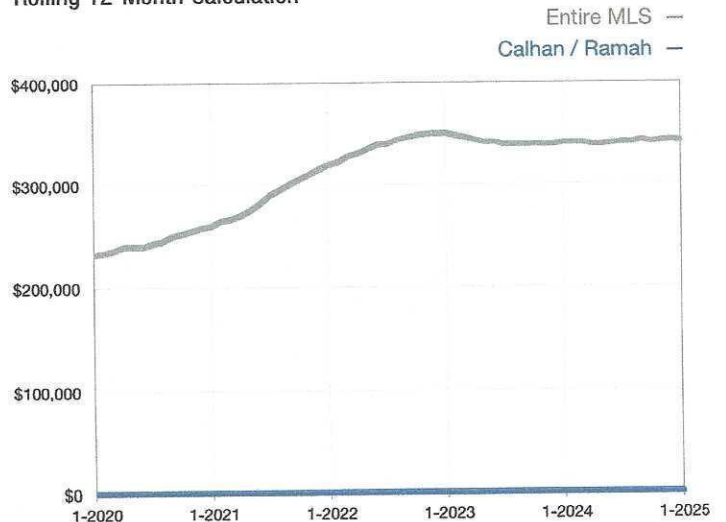
Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



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## Cascade / Chipita Park / Green Mountain Falls

El Paso and Teller Counties

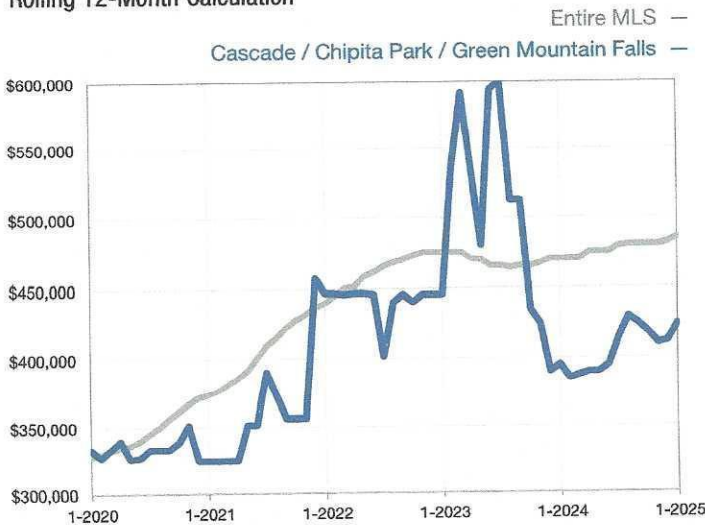
Single Family-Patio Homes	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	1	--	0	1	--
Sold Listings	2	3	+ 50.0%	2	3	+ 50.0%
Median Sales Price*	\$334,950	<b>\$424,000</b>	+ 26.6%	\$334,950	<b>\$424,000</b>	+ 26.6%
Average Sales Price*	\$334,950	<b>\$486,333</b>	+ 45.2%	\$334,950	<b>\$486,333</b>	+ 45.2%
Percent of List Price Received*	99.1%	<b>98.1%</b>	- 1.0%	99.1%	<b>98.1%</b>	- 1.0%
Days on Market Until Sale	6	<b>127</b>	+ 2016.7%	6	<b>127</b>	+ 2016.7%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.0	<b>0.4</b>	- 60.0%	--	--	--

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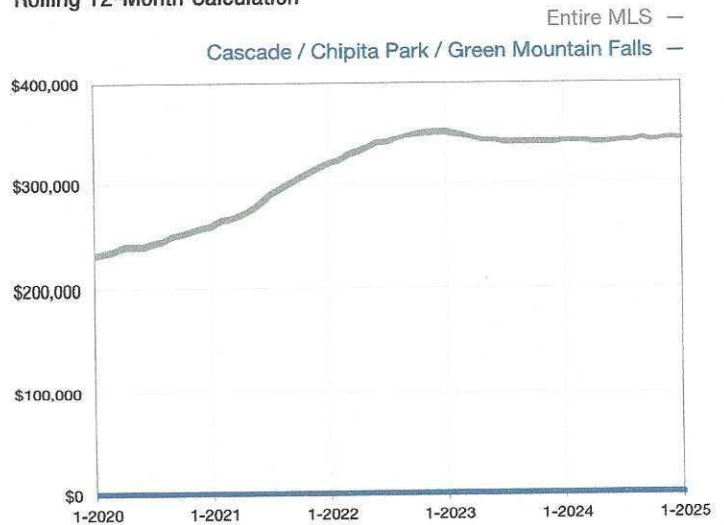
Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



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## Colorado Springs

El Paso County

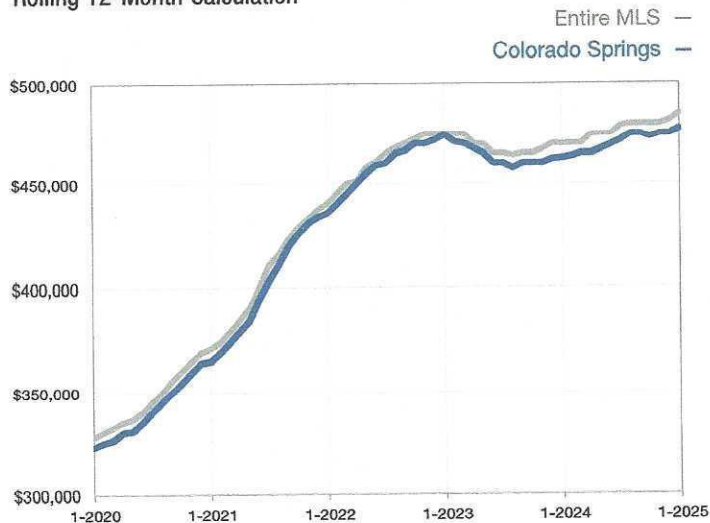
Single Family-Patio Homes	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	575	718	+ 24.9%	575	718	+ 24.9%
Sold Listings	426	440	+ 3.3%	426	440	+ 3.3%
Median Sales Price*	\$440,000	<b>\$470,290</b>	+ 6.9%	\$440,000	<b>\$470,290</b>	+ 6.9%
Average Sales Price*	\$508,129	<b>\$532,213</b>	+ 4.7%	\$508,129	<b>\$532,213</b>	+ 4.7%
Percent of List Price Received*	99.1%	<b>98.7%</b>	- 0.4%	99.1%	<b>98.7%</b>	- 0.4%
Days on Market Until Sale	50	64	+ 28.0%	50	64	+ 28.0%
Inventory of Homes for Sale	1,068	1,479	+ 38.5%	--	--	--
Months Supply of Inventory	1.7	2.4	+ 41.2%	--	--	--

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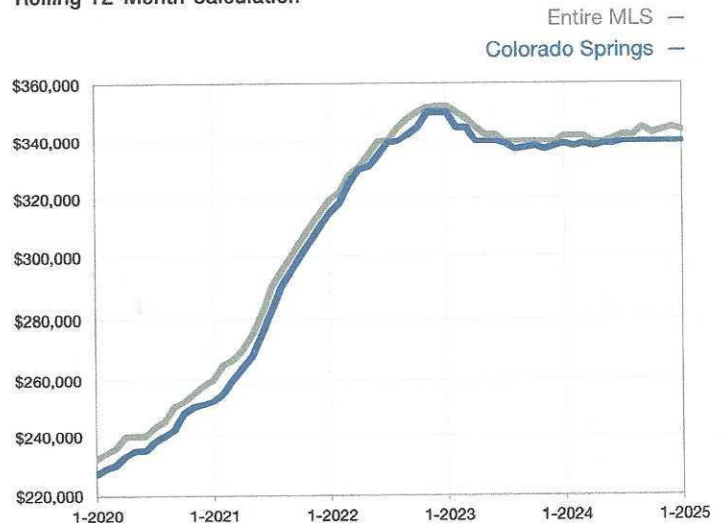
Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	181	163	- 9.9%	181	163	- 9.9%
Sold Listings	92	75	- 18.5%	92	75	- 18.5%
Median Sales Price*	\$357,644	<b>\$324,000</b>	- 9.4%	\$357,644	<b>\$324,000</b>	- 9.4%
Average Sales Price*	\$369,023	<b>\$367,689</b>	- 0.4%	\$369,023	<b>\$367,689</b>	- 0.4%
Percent of List Price Received*	98.9%	<b>97.8%</b>	- 1.1%	98.9%	<b>97.8%</b>	- 1.1%
Days on Market Until Sale	54	72	+ 33.3%	54	72	+ 33.3%
Inventory of Homes for Sale	315	441	+ 40.0%	--	--	--
Months Supply of Inventory	2.6	3.7	+ 42.3%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



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## Cripple Creek

Teller County

Single Family-Patio Homes	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	8	6	- 25.0%	8	6	- 25.0%
Sold Listings	3	3	0.0%	3	3	0.0%
Median Sales Price*	\$419,000	<b>\$625,000</b>	+ 49.2%	\$419,000	<b>\$625,000</b>	+ 49.2%
Average Sales Price*	\$390,000	<b>\$529,633</b>	+ 35.8%	\$390,000	<b>\$529,633</b>	+ 35.8%
Percent of List Price Received*	99.8%	<b>98.7%</b>	- 1.1%	99.8%	<b>98.7%</b>	- 1.1%
Days on Market Until Sale	45	<b>109</b>	+ 142.2%	45	<b>109</b>	+ 142.2%
Inventory of Homes for Sale	22	<b>33</b>	+ 50.0%	--	--	--
Months Supply of Inventory	4.8	<b>7.5</b>	+ 56.3%	--	--	--

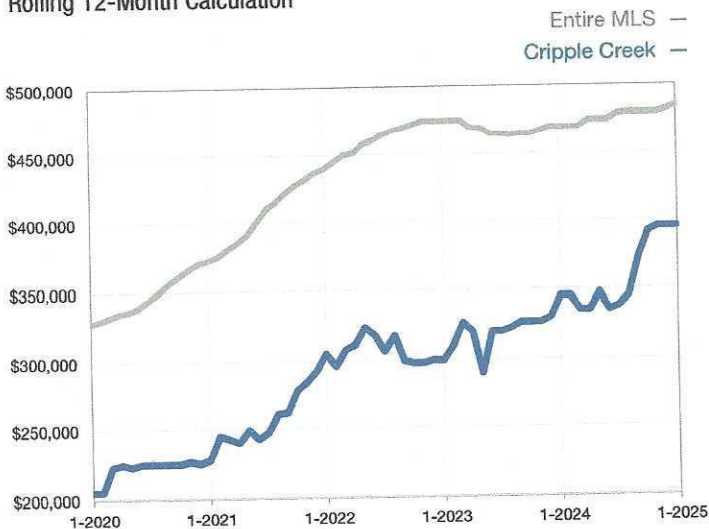
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Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	2	+ 100.0%	1	2	+ 100.0%
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	2	<b>6</b>	+ 200.0%	--	--	--
Months Supply of Inventory	1.6	<b>4.8</b>	+ 200.0%	--	--	--

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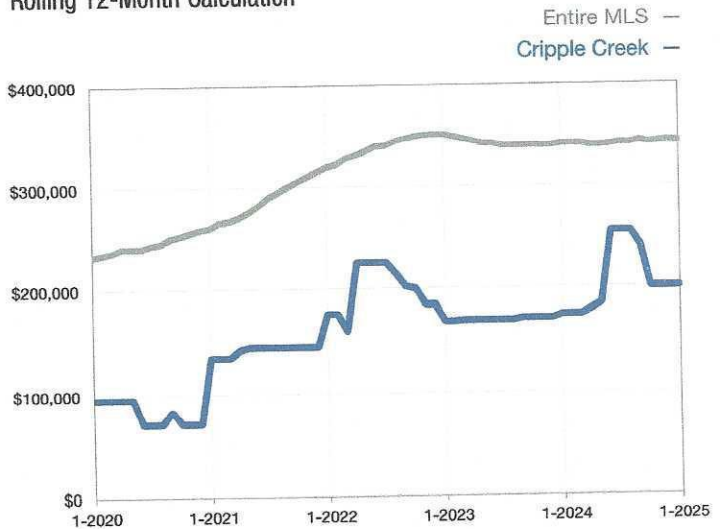
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for January 2025

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## Divide

Teller County

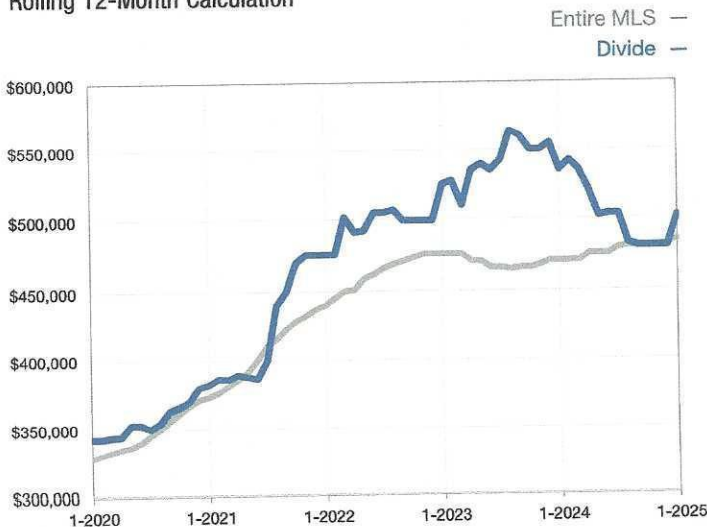
Single Family-Patio Homes	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	6	12	+ 100.0%	6	12	+ 100.0%
Sold Listings	6	7	+ 16.7%	6	7	+ 16.7%
Median Sales Price*	\$421,950	<b>\$821,000</b>	+ 94.6%	\$421,950	<b>\$821,000</b>	+ 94.6%
Average Sales Price*	\$562,983	<b>\$756,143</b>	+ 34.3%	\$562,983	<b>\$756,143</b>	+ 34.3%
Percent of List Price Received*	95.5%	<b>96.3%</b>	+ 0.8%	95.5%	<b>96.3%</b>	+ 0.8%
Days on Market Until Sale	49	<b>91</b>	+ 85.7%	49	<b>91</b>	+ 85.7%
Inventory of Homes for Sale	20	<b>38</b>	+ 90.0%	--	--	--
Months Supply of Inventory	2.6	<b>5.6</b>	+ 115.4%	--	--	--

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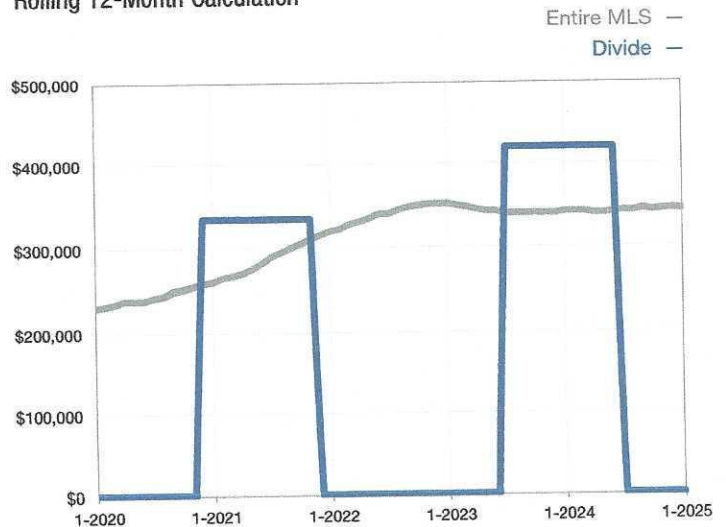
Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



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## Ellicott

El Paso County

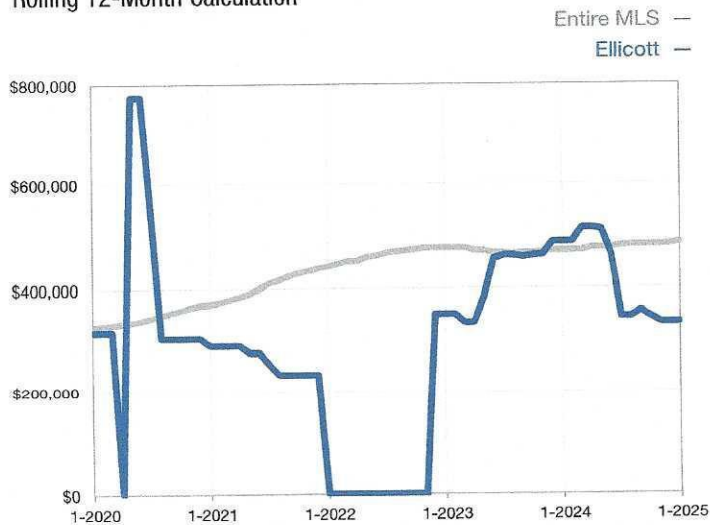
Single Family-Patio Homes	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	1	0.0%	1	1	0.0%
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.4	3.0	+ 650.0%	--	--	--

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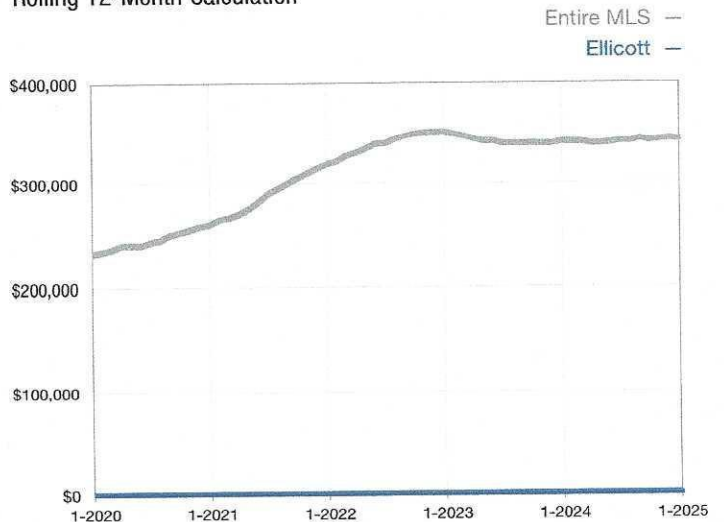
Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



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## El Paso County

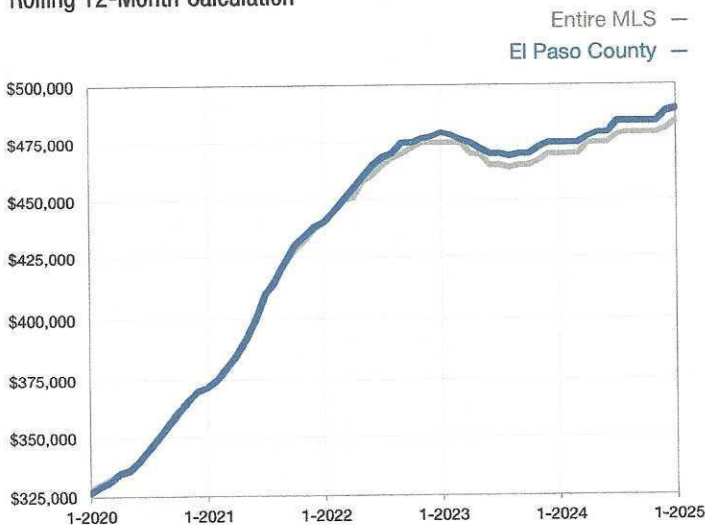
Single Family-Patio Homes	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	756	955	+ 26.3%	756	955	+ 26.3%
Sold Listings	537	559	+ 4.1%	537	559	+ 4.1%
Median Sales Price*	\$450,000	<b>\$484,000</b>	+ 7.6%	\$450,000	<b>\$484,000</b>	+ 7.6%
Average Sales Price*	\$525,383	<b>\$548,408</b>	+ 4.4%	\$525,383	<b>\$548,408</b>	+ 4.4%
Percent of List Price Received*	99.3%	<b>98.7%</b>	- 0.6%	99.3%	<b>98.7%</b>	- 0.6%
Days on Market Until Sale	51	<b>66</b>	+ 29.4%	51	<b>66</b>	+ 29.4%
Inventory of Homes for Sale	1,481	<b>1,983</b>	+ 33.9%	--	--	--
Months Supply of Inventory	1.9	<b>2.5</b>	+ 31.6%	--	--	--

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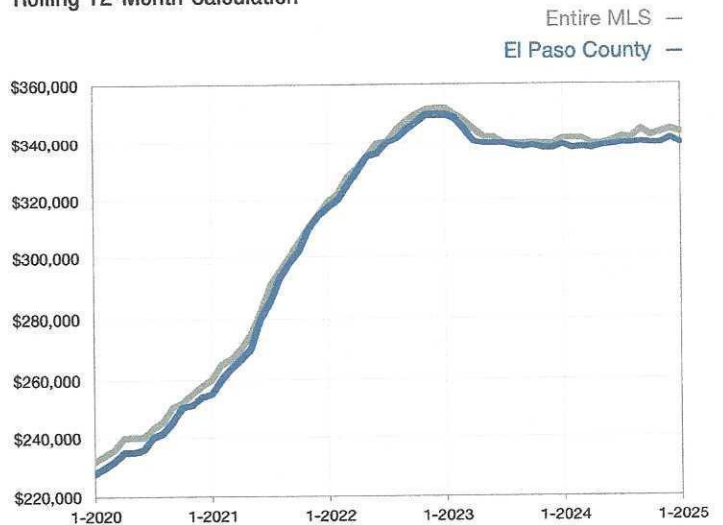
Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	190	177	- 6.8%	190	177	- 6.8%
Sold Listings	95	81	- 14.7%	95	81	- 14.7%
Median Sales Price*	\$359,287	<b>\$336,500</b>	- 6.3%	\$359,287	<b>\$336,500</b>	- 6.3%
Average Sales Price*	\$367,086	<b>\$367,458</b>	+ 0.1%	\$367,086	<b>\$367,458</b>	+ 0.1%
Percent of List Price Received*	98.9%	<b>98.0%</b>	- 0.9%	98.9%	<b>98.0%</b>	- 0.9%
Days on Market Until Sale	53	<b>71</b>	+ 34.0%	53	<b>71</b>	+ 34.0%
Inventory of Homes for Sale	337	<b>472</b>	+ 40.1%	--	--	--
Months Supply of Inventory	2.6	<b>3.7</b>	+ 42.3%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation





# Local Market Update for January 2025

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## Falcon / Peyton

El Paso County

Single Family-Patio Homes	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	76	89	+ 17.1%	76	89	+ 17.1%
Sold Listings	51	31	- 39.2%	51	31	- 39.2%
Median Sales Price*	\$524,000	\$510,000	- 2.7%	\$524,000	\$510,000	- 2.7%
Average Sales Price*	\$558,494	\$550,016	- 1.5%	\$558,494	\$550,016	- 1.5%
Percent of List Price Received*	100.4%	98.9%	- 1.5%	100.4%	98.9%	- 1.5%
Days on Market Until Sale	59	61	+ 3.4%	59	61	+ 3.4%
Inventory of Homes for Sale	141	176	+ 24.8%	--	--	--
Months Supply of Inventory	2.4	3.1	+ 29.2%	--	--	--

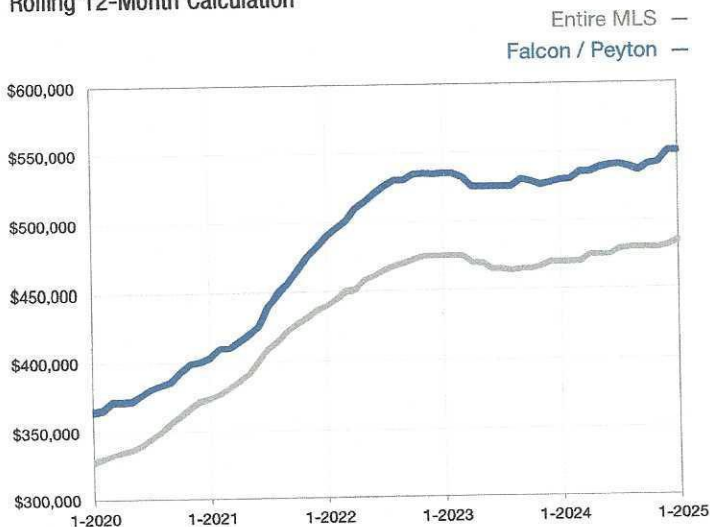
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Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$365,000	\$0	- 100.0%	\$365,000	\$0	- 100.0%
Average Sales Price*	\$365,000	\$0	- 100.0%	\$365,000	\$0	- 100.0%
Percent of List Price Received*	101.4%	0.0%	- 100.0%	101.4%	0.0%	- 100.0%
Days on Market Until Sale	7	0	- 100.0%	7	0	- 100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

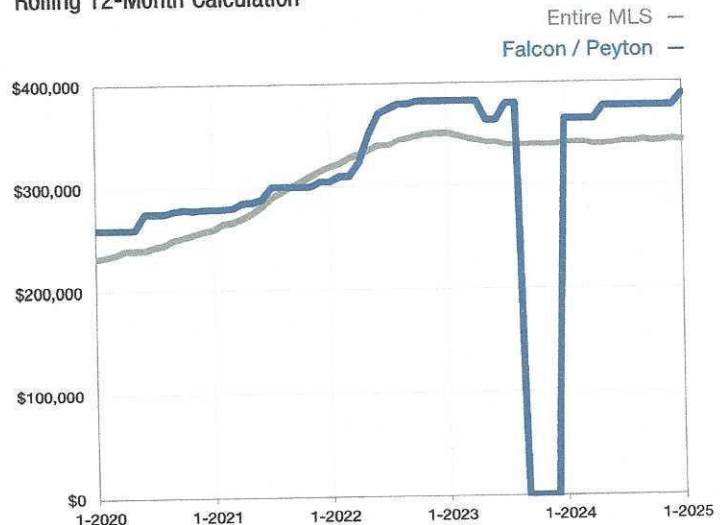
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Florissant

Teller County

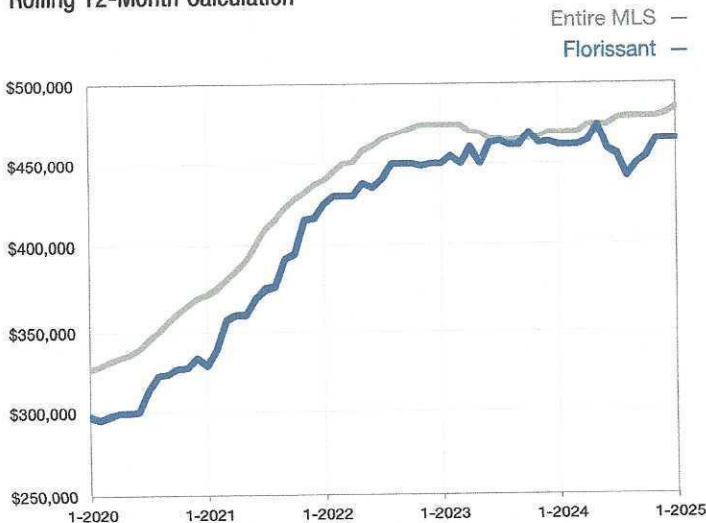
Single Family-Patio Homes	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	17	13	- 23.5%	17	13	- 23.5%
Sold Listings	6	10	+ 66.7%	6	10	+ 66.7%
Median Sales Price*	\$469,000	\$464,000	- 1.1%	\$469,000	\$464,000	- 1.1%
Average Sales Price*	\$482,000	\$490,272	+ 1.7%	\$482,000	\$490,272	+ 1.7%
Percent of List Price Received*	97.8%	99.8%	+ 2.0%	97.8%	99.8%	+ 2.0%
Days on Market Until Sale	68	44	- 35.3%	68	44	- 35.3%
Inventory of Homes for Sale	45	49	+ 8.9%	--	--	--
Months Supply of Inventory	3.6	3.9	+ 8.3%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

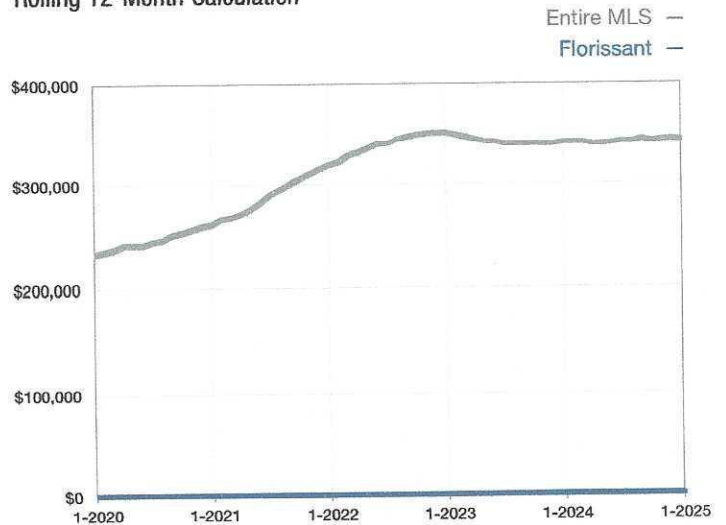
Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Fountain

El Paso County

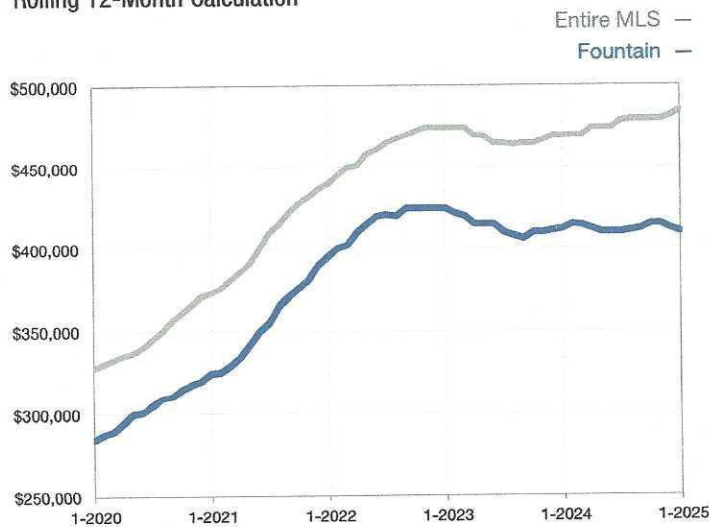
Single Family-Patio Homes	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	48	56	+ 16.7%	48	56	+ 16.7%
Sold Listings	19	30	+ 57.9%	19	30	+ 57.9%
Median Sales Price*	\$427,395	<b>\$397,500</b>	- 7.0%	\$427,395	<b>\$397,500</b>	- 7.0%
Average Sales Price*	\$409,475	<b>\$398,443</b>	- 2.7%	\$409,475	<b>\$398,443</b>	- 2.7%
Percent of List Price Received*	100.2%	<b>99.5%</b>	- 0.7%	100.2%	<b>99.5%</b>	- 0.7%
Days on Market Until Sale	39	67	+ 71.8%	39	67	+ 71.8%
Inventory of Homes for Sale	74	101	+ 36.5%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

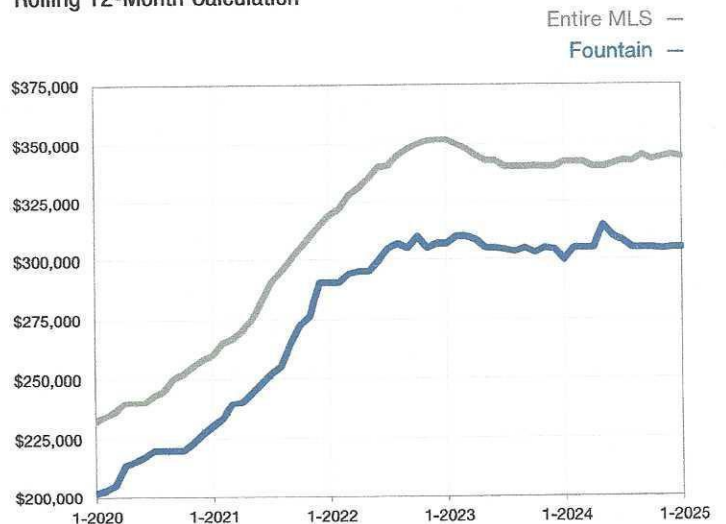
Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	4	8	+ 100.0%	4	8	+ 100.0%
Sold Listings	0	2	--	0	2	--
Median Sales Price*	\$0	<b>\$340,000</b>	--	\$0	<b>\$340,000</b>	--
Average Sales Price*	\$0	<b>\$340,000</b>	--	\$0	<b>\$340,000</b>	--
Percent of List Price Received*	0.0%	<b>100.7%</b>	--	0.0%	<b>100.7%</b>	--
Days on Market Until Sale	0	19	--	0	19	--
Inventory of Homes for Sale	5	16	+ 220.0%	--	--	--
Months Supply of Inventory	1.4	4.4	+ 214.3%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Manitou Springs

El Paso County

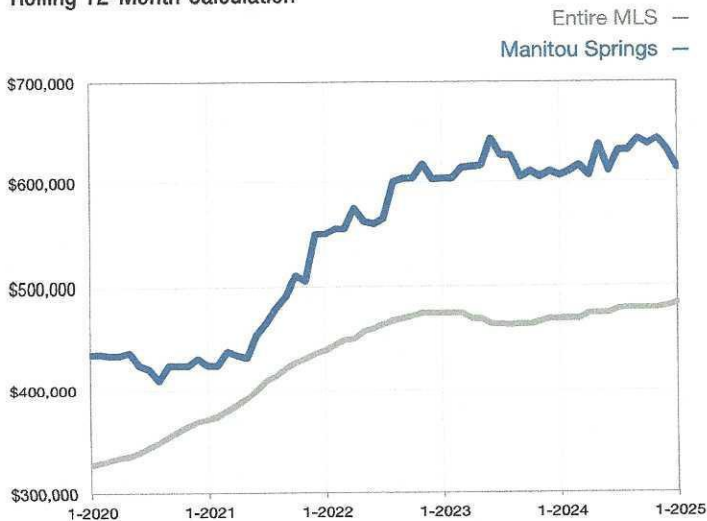
Single Family-Patio Homes	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	6	+ 500.0%	1	6	+ 500.0%
Sold Listings	4	7	+ 75.0%	4	7	+ 75.0%
Median Sales Price*	\$563,000	<b>\$485,000</b>	- 13.9%	\$563,000	<b>\$485,000</b>	- 13.9%
Average Sales Price*	\$562,750	<b>\$503,143</b>	- 10.6%	\$562,750	<b>\$503,143</b>	- 10.6%
Percent of List Price Received*	93.4%	<b>96.5%</b>	+ 3.3%	93.4%	<b>96.5%</b>	+ 3.3%
Days on Market Until Sale	92	<b>59</b>	- 35.9%	92	<b>59</b>	- 35.9%
Inventory of Homes for Sale	14	<b>8</b>	- 42.9%	--	--	--
Months Supply of Inventory	2.4	<b>1.5</b>	- 37.5%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

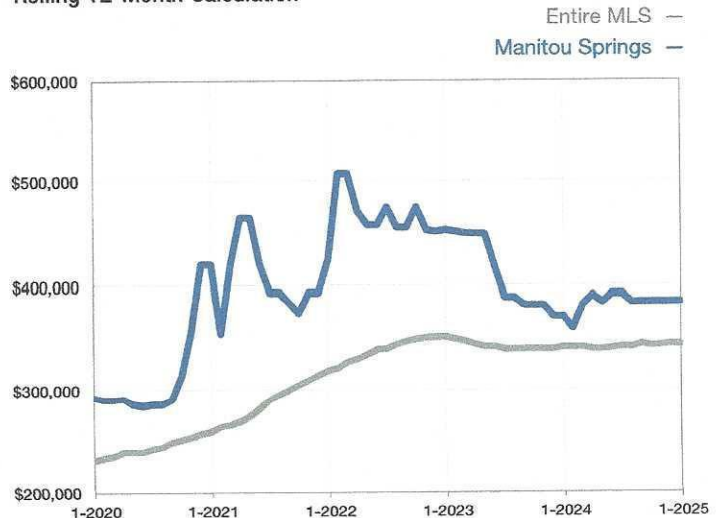
Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	1	0	- 100.0%
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	5	<b>2</b>	- 60.0%	--	--	--
Months Supply of Inventory	5.0	<b>1.3</b>	- 74.0%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single Family Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation



# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Monument / Palmer Lake / Larkspur

El Paso County

Single Family-Patio Homes	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	33	69	+ 109.1%	33	69	+ 109.1%
Sold Listings	28	43	+ 53.6%	28	43	+ 53.6%
Median Sales Price*	\$762,000	<b>\$727,444</b>	- 4.5%	\$762,000	<b>\$727,444</b>	- 4.5%
Average Sales Price*	\$887,033	<b>\$858,995</b>	- 3.2%	\$887,033	<b>\$858,995</b>	- 3.2%
Percent of List Price Received*	98.9%	<b>98.8%</b>	- 0.1%	98.9%	<b>98.8%</b>	- 0.1%
Days on Market Until Sale	65	79	+ 21.5%	65	79	+ 21.5%
Inventory of Homes for Sale	120	169	+ 40.8%	--	--	--
Months Supply of Inventory	2.5	3.2	+ 28.0%	--	--	--

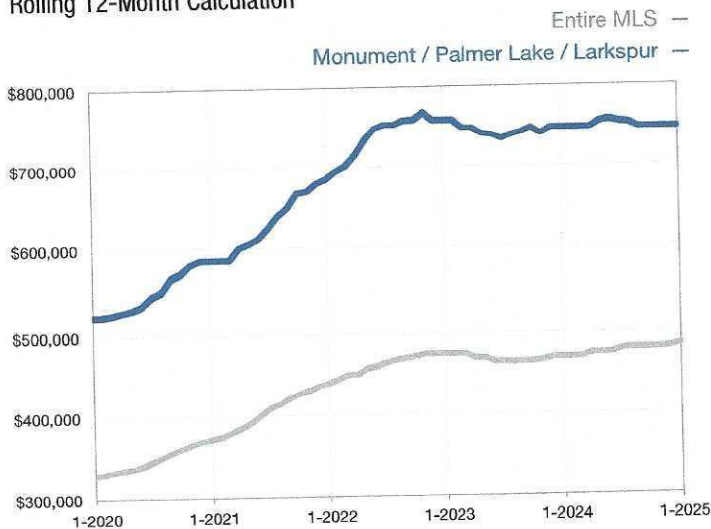
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	4	6	+ 50.0%	4	6	+ 50.0%
Sold Listings	1	4	+ 300.0%	1	4	+ 300.0%
Median Sales Price*	\$400,000	<b>\$377,500</b>	- 5.6%	\$400,000	<b>\$377,500</b>	- 5.6%
Average Sales Price*	\$400,000	<b>\$376,850</b>	- 5.8%	\$400,000	<b>\$376,850</b>	- 5.8%
Percent of List Price Received*	97.8%	<b>100.3%</b>	+ 2.6%	97.8%	<b>100.3%</b>	+ 2.6%
Days on Market Until Sale	44	77	+ 75.0%	44	77	+ 75.0%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	3.1	2.5	- 19.4%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

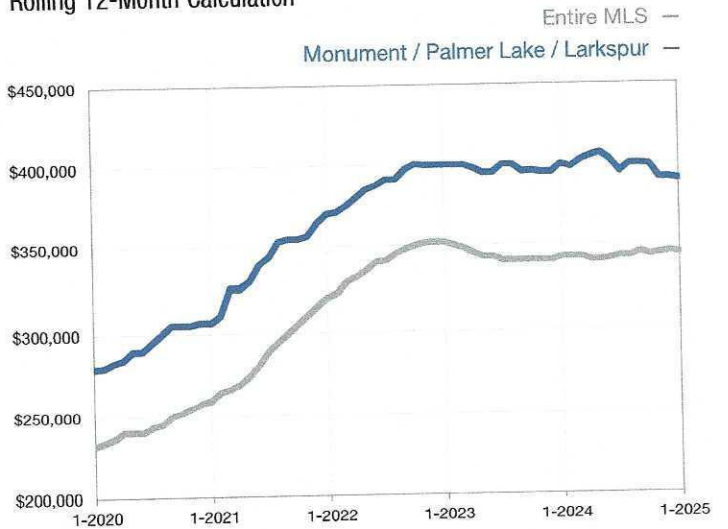
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Rush / Truckton / Yoder

El Paso County

Single Family-Patio Homes	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	6	3	- 50.0%	6	3	- 50.0%
Sold Listings	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$463,000	<b>\$370,000</b>	- 20.1%	\$463,000	<b>\$370,000</b>	- 20.1%
Average Sales Price*	\$466,300	<b>\$370,000</b>	- 20.7%	\$466,300	<b>\$370,000</b>	- 20.7%
Percent of List Price Received*	100.6%	<b>97.4%</b>	- 3.2%	100.6%	<b>97.4%</b>	- 3.2%
Days on Market Until Sale	81	<b>62</b>	- 23.5%	81	<b>62</b>	- 23.5%
Inventory of Homes for Sale	22	<b>13</b>	- 40.9%	--	--	--
Months Supply of Inventory	5.2	<b>3.4</b>	- 34.6%	--	--	--

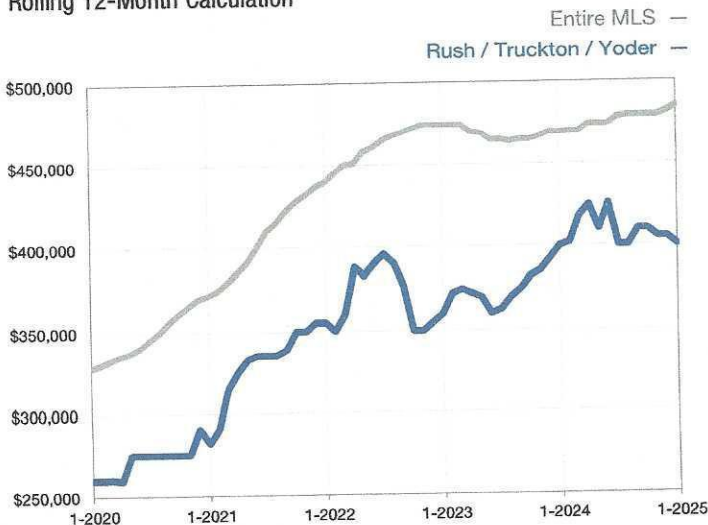
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

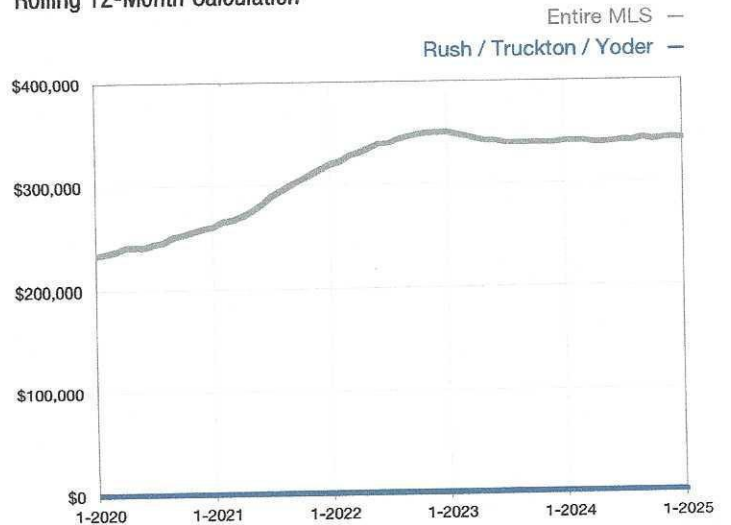
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Security-Widefield

El Paso County

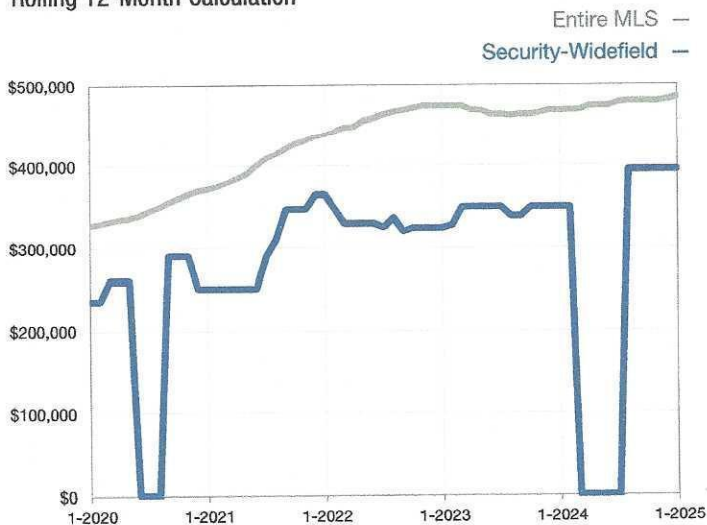
Single Family-Patio Homes	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

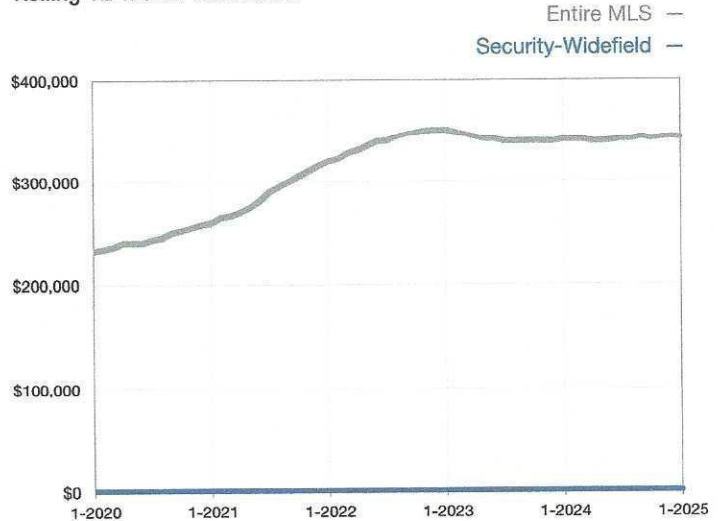
Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Teller County

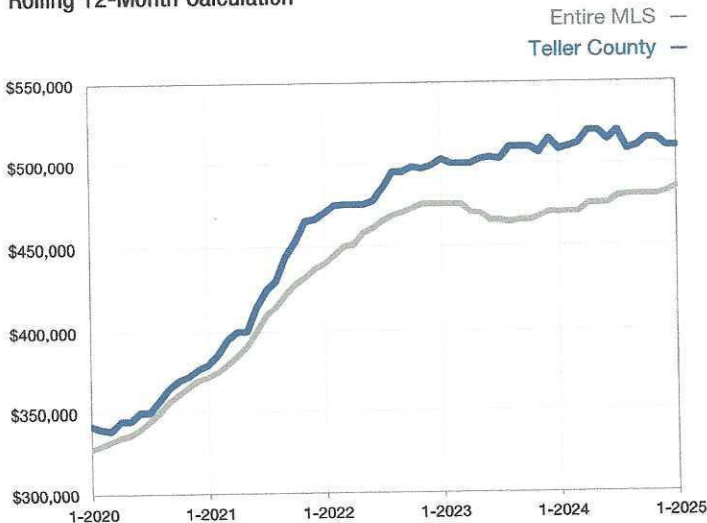
Single Family-Patio Homes	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	52	53	+ 1.9%	52	53	+ 1.9%
Sold Listings	29	44	+ 51.7%	29	44	+ 51.7%
Median Sales Price*	\$449,000	\$518,950	+ 15.6%	\$449,000	\$518,950	+ 15.6%
Average Sales Price*	\$528,650	\$560,003	+ 5.9%	\$528,650	\$560,003	+ 5.9%
Percent of List Price Received*	97.7%	98.9%	+ 1.2%	97.7%	98.9%	+ 1.2%
Days on Market Until Sale	67	78	+ 16.4%	67	78	+ 16.4%
Inventory of Homes for Sale	143	186	+ 30.1%	--	--	--
Months Supply of Inventory	3.2	4.0	+ 25.0%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

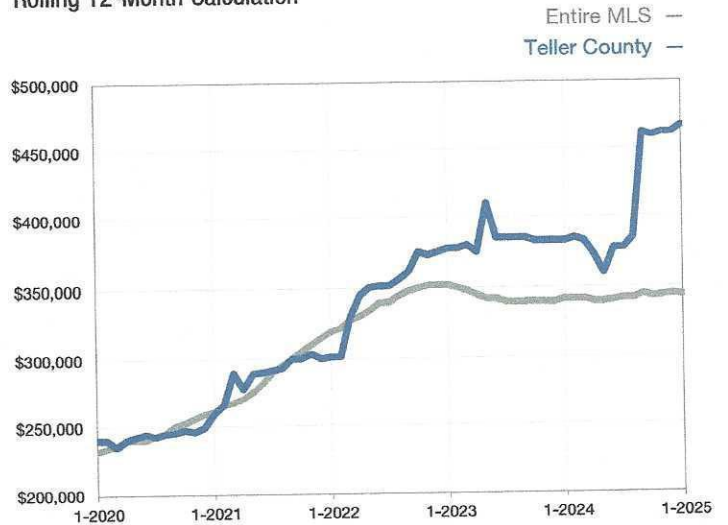
Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	6	+ 20.0%	5	6	+ 20.0%
Sold Listings	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$386,750	\$0	- 100.0%	\$386,750	\$0	- 100.0%
Average Sales Price*	\$386,750	\$0	- 100.0%	\$386,750	\$0	- 100.0%
Percent of List Price Received*	96.4%	0.0%	- 100.0%	96.4%	0.0%	- 100.0%
Days on Market Until Sale	25	0	- 100.0%	25	0	- 100.0%
Inventory of Homes for Sale	14	17	+ 21.4%	--	--	--
Months Supply of Inventory	3.7	4.7	+ 27.0%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation





# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Victor / Goldfield

Teller County

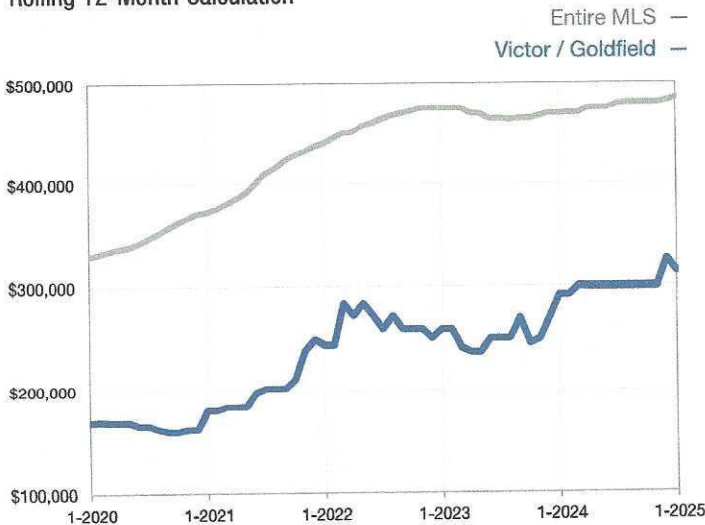
Single Family-Patio Homes	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	1	0	- 100.0%
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$500,000	\$0	- 100.0%	\$500,000	\$0	- 100.0%
Average Sales Price*	\$500,000	\$0	- 100.0%	\$500,000	\$0	- 100.0%
Percent of List Price Received*	98.0%	0.0%	- 100.0%	98.0%	0.0%	- 100.0%
Days on Market Until Sale	15	0	- 100.0%	15	0	- 100.0%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	2.8	5.0	+ 78.6%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

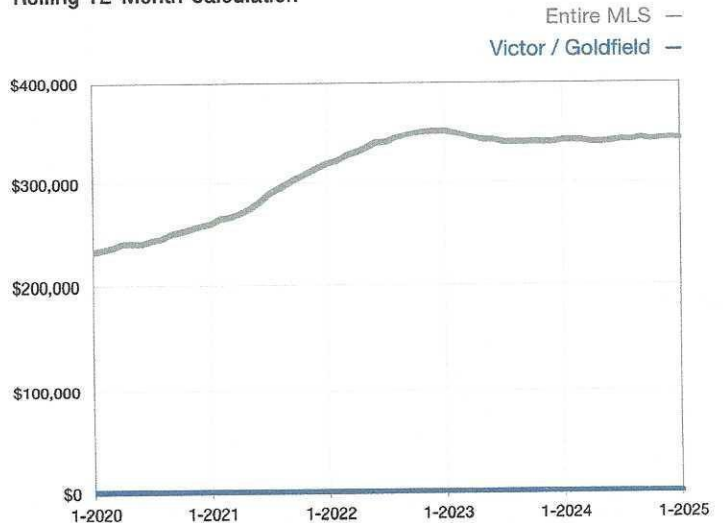
Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Woodland Park

Teller County

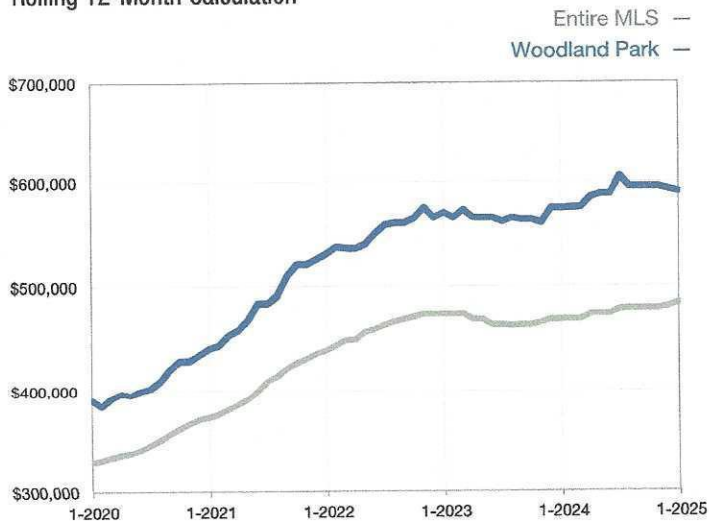
Single Family-Patio Homes	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	21	23	+ 9.5%	21	23	+ 9.5%
Sold Listings	15	22	+ 46.7%	15	22	+ 46.7%
Median Sales Price*	\$411,000	\$518,950	+ 26.3%	\$411,000	\$518,950	+ 26.3%
Average Sales Price*	\$544,870	\$539,386	- 1.0%	\$544,870	\$539,386	- 1.0%
Percent of List Price Received*	97.4%	97.8%	+ 0.4%	97.4%	97.8%	+ 0.4%
Days on Market Until Sale	79	88	+ 11.4%	79	88	+ 11.4%
Inventory of Homes for Sale	54	62	+ 14.8%	--	--	--
Months Supply of Inventory	2.8	2.9	+ 3.6%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	4	4	0.0%	4	4	0.0%
Sold Listings	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$386,750	\$0	- 100.0%	\$386,750	\$0	- 100.0%
Average Sales Price*	\$386,750	\$0	- 100.0%	\$386,750	\$0	- 100.0%
Percent of List Price Received*	96.4%	0.0%	- 100.0%	96.4%	0.0%	- 100.0%
Days on Market Until Sale	25	0	- 100.0%	25	0	- 100.0%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	3.8	3.5	- 7.9%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

